

# **“The City With a Heart”**



Perry Petersen, Chair  
Mary Lou Johnson, Vice Chair  
Kevin Chase  
Joe Sammut  
Sujendra Mishra  
Rick Biasotti

## **AGENDA**

### **PLANNING COMMISSION MEETING**

**May 20, 2014**  
**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

#### **ROLL CALL**

#### **PLEDGE OF ALLEGIANCE**

#### **1. APPROVAL OF MINUTES: April 15, 2014**

#### **2. COMMUNICATIONS**

**3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibit the Planning Commission from discussing or acting upon any matter not agendaized pursuant to State Law.

#### **4. ANNOUNCEMENT OF CONFLICT OF INTEREST**

**5. PUBLIC HEARINGS** *Note:* If you challenge the below actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

##### **A. 977 Masson Avenue (APN: 020-103-050)**

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow an addition that would exceed the .55 FAR guideline (.64) per Section 12.200.030.B.2 of the San Bruno Municipal Code. Zahid Franz (Applicant & Owner) UP-13-009.

**B. APN: 019-043-490 (Caltrans Property)**

Zoning: C-N (Neighborhood Commercial)

Recommended Environmental Determination: Categorical Exemption

Request for a Temporary Use Permit to allow off-site construction staging areas within the Crestmoor neighborhood per Section 12.84.030 of the San Bruno Municipal Code. City of San Bruno (Applicant); State of California (Owner) **TUP-14-001.**

**C. 630 San Mateo Avenue (APN: 020-131-280)**

Zoning: C-B-D (Central Business District)

Recommended Environmental Determination: Categorical Exemption

Request for Parking Exception to allow a café/lounge (Kava Bar) within the C-B-D Central Business District per Chapters 12.100.120, of the San Bruno Municipal Code. Rakesh Kumar (Applicant), Shamco Investments (Owner). **PE-14-002.**

**6. DISCUSSION**

**A. CITY STAFF DISCUSSION**

**B. PLANNING COMMISSION DISCUSSION**

**7. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on June 17, 2014 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.